## News, Comment and Recorded Transactions of the Realty Market Tenants Buy Flats Valued At \$1,500,000

Take Over 11-Story Riverside Drive House and Woodrow Court, Occupying Broadway Block Front

Harris & Maurice Mandelbaum & Fisher & Irving I. Lewine resold thinecliff Court, an eleven story eleator apartment, south corner of Rivrive and 156th Street. sers are the tenants under coplan arranged by Maxwell ott, one of the tenants. Wm. was the broker. The asking or the property was \$650,000.

In families, tenants elsewhere,
arranged to purchase from
it Kaufman the six story eleapartment known as Woodrow
occupying the block front on
ist side of Broadway, between
and 170th Streets. It has eleven

# Builders Purchase

Plan to Enlarge Structure on the Site: Other Business
Properties Sold
The Stebbins Resity and Construction Company sold 17 West Twentieth Street, 1985b and Construction Company as the broker. The Stebbins Resity and Construction Company sold 17 West Twentieth Street, 1985b and Construction Company hought from Fannie F. Boulton, of Finden Sussex England, 128 West Twenty-third Street, 25x100, a five story building, which is purchase the company now owns 122 to 128 West Twenty-third Street, 100x100, and 119 to 123 West Twenty-third Street, 100

### 140 New Homes Ready in Long Island

There are 140 homes in the heart of Long Island ready for folks who wish to get away from the city and rent troubles. They may be had at prices ranging from \$7,200 to \$22,-000 and more. The houses are in the center of an attractive country, and close to golf clubs and not nore than an hour's ride from the business sections of New York. In The Tribune to-morrow further details, such as the selling terms, the locations and the attractive features of these homes, will be given.

### **Demand Grows for Dwelling Houses** In All Sections

West 20th St. Realty buyer will after. Louis P. Dowdney was the broker.

org Brothers Company resolt S. G. Cane, 254 West 105th Street, a story building 18 West Twen five-story dwelling on plot 15x100.

16 East 43rd Street MRS. COPELAND Next to Hotel Manhattan OFFERS REAL FOOD AT A FIXED PRICE

De Olde English Coffee House-14 e. 44th de

Afternoon Tea, Hot Waffles, 2 to 5 P. M.
Special Feature Dinner Daily—5:30 to 8 P. M.
Home Cooking—Constant Change In Menu—A La Carte All Day

THE TALLY-HO MURRAY

SISTERS THREF TEA SHOP



"UNDER TWO FLAGS" LUNCH KUOM

16 East 39th St

A la Carte-Home Cooking-Prompt Service
Motion pictures of France shown.

Hours 11.30 to 2.30. Hours 11.30 to 2.30.

The out-of-the-ordinary places of New York, where unique atmosphere and food peculiar to varied tastes invite the discriminating, will appear under "Enchanting Tea Rooms" in The Tribune each Monday, Wednesday and Saturday.

Fifteen families, tenants elsewhere, we arranged to purchase from chael Kanfman the six story elector aperiment known as Woodrow auct. occursing the block front on Emat side of Broadway, between at and 170th Streets. It has eleven ones. A group of tenants are reported to ave secured an option of purchase on each Kanfman to Court apartments, an eight-tory structure at 622 West 141st reportly is in the name of the Theomac Court apartments, an eight-tory structure at 622 West 141st reportly is in the name of the Theomac Organization, representing Theo. D. Other Apartment Sales

Other Apartment Sales

B. W. Smith, Inc., sold for the estate Street, 27.6x100, has been sold by the Smith, Inc., sold for the estate Street, 27.6x100, has been sold by the Smith Street, 27.6x100, has been sold by the Smith, Inc., sold for the estate Street, 27.6x100, has been sold by the Smith Street Street, 27.6x100, has been sold by the Smith Street Street, 27.6x100, has been sold by the Smith Street Street, 27.6x100, has been sold by the Smith Street Street, 27.6x100, has been sold by the Smith Street Street, 27.6x100, has been sold by the Smith Street Street, 27.6x100, has been sold by the Smith Street Street, 27.6x100, has been sold by the Smith Street, 27.6x100, has been sold by the Other Apartment Sales

B. W. Smith, Inc., sold for the estate two Monroe L. Polk 438 Metropolitan Life Insurance Company.

Avenue, a five-story apartment on the two stores, on lot 25x85, for \$35.

William A. White & Sons sold 24 East Seventy-sixth Street, a four-story of the two stores and the two stores and the two stores are the two stores and the two stores are the two stores. The two stores are the two stores are the two stores are the two stores are the two stores. The two stores are the two stores are the two stores are the two stores are the two stores. The two stores are the two stores are the two stores are the two stores are the two stores. The two stores are the two stores are the two stores are the two stores are the two stores. The two stores are the two stores. The two stores are the two stores. The two stores are the two stores are the two stores are the two stores are the two stores. The two stores are the two stores. The two stores are the two stores are the two stores are the two stores are the two stores. The two stores are the two stores are the two stores are the two stores are the two stores. The two stores are the two stores. The two stores are the two stores are the two stores are two stores are the two stores are the two stores. The two stores are the two stores are two stores. The two stores are t East Seventy-sixth Street, a load some state of the property o

Rober Levers sold for Mrs. Theress Science of Street, 25x100.5.
Rober Levers sold for Mrs. Theress Science of Mrs. Goodman 25 Arden Street, a five-story apartment, 30x100.
Dr. Frank C. Cassey, of Montgomery, Ala., purchased the five-story apartment, 30x100.
Dr. Frank C. Cassey, of Montgomery, Ala., purchased the five-story apartment, 50x100, at 207 West 135th Street, from Francis P. O'Connor through Fitz Island Mrs. Street, and for Jane Mr. Feigl the four-story design of the casses of the five-story wenty-foot dwelling 123 East Fifty-skith Street, and for Jane Mr. Feigl the four-story design of the casses of the five-story wenty-foot dwelling 141 East Fifty-skith Street, a five-story fat 53 East Sixty Section Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story fat 63 East Sixty Section Mrs. Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-story dwelling, 38x100, at 30 East Street, and for Jane Mr. Feigl the four-street for C. L. Hier, a three-story dwelling of Mr. Freet, and Jane Mr. Feigl the four-street for C. L. Hier, a three-stary dwelling, 112x46, to Miss Mary F. Watkins.

The William B. Anderson Company and E. A. Turner, Inc., sold the four-street for Mr. Feigl the four-street for C. L. Hier, a three-story dwelling, 112x46, to Miss Mary F. Watkins.

The William S. Anderson Company to

Goldberg Brothers Company resolt of Steet 194989, bought at auctified Street 194989, b

Brown 484 West 144th Street, has been purchased by Richard H. Tobin from the estate of Stephen F. Short-land.

The Lloyd Winthrop Company acid to the Cooper Square Company 27 East Testis Street, a seven story loft.

Joseph M. Simbauser sold for Charles Shirt 43 Cherry Street a three-story and the State 43 Cherry Street a three-story and the State 43 Cherry Street a three-story and Apartments and Business Supposed the Atland, as a seven story loft.

Edward Polak, Inc., sold for Frank Prank 1998 (Cherry Street a three-story loft), for Louis Reisman to Carl Levitate Hough Endolph Wallach, associate broker in the present transaction.

Tenants Buy Two Loft

Buildings in Warren Street
Joseph P. Day sold the two four story loft buildings at 122 and 124 Warren Street, 46x90.8, for P. L. Lynch, to tenants of the building, and 29 Scholes Street, Brooklyn, a dwelling, 25x100, for J. S. McWhirler, to Philip Rossert, tenant Both parcels were scheduled to be sold at auction at his special sales day offerings on April 13.

\$500,000 Rental for Store Constantine Nicholas Scourby, restainant Brook and Spark & Moore for twenty-one years the story at 147 Fulton Street, for a rental of about \$500,000.

\*\*ENCHANTING\*\*

\*\*ENCHANTING\*

Wall st Vall at the control of the c

April 5, attys, Elsman L C & L, 136
Hway 5, attys, Elsman L C & L, 136
FOTH ST, 348 W. s. s. 10.5x100.5, Howard
Wilson et al to Jas R English, 256 W
157th St, mixe \$22,000. April 7, b and s.
atty, A J Shaw, 18 S 41st st. \$100
FOTH ST, 22 W. s. a, 128.100.5; I A Henriques to Jere F Donovan, Mar 31, attys,
Stoddard & M. 128 Bway \$109
SAME PROPERTY, Jere F Donovan to
Cay Holdg Corp. 2575 Bway mit \$20.
600 Apr S 811ys, same 190
Healty Co to Hymbeck Realty Co, mit
\$36,750, Mar 31
\$210 ST, 137 W. s. 25.77, \$21.75 2
Marts J Ward, extry, to The dorus
index, 120 E 52d st mit \$21.000, Apr
5, atty, F L Durland 15 Wall at \$40.750
S3D ST, 58 w s. 25x102.2 Eliza J Guinn
at s. individ and exrs Richard believes
to Bruce Reynolds, 11 W 62th st Mar
20, attys, C A Brooks, 111 Broad,
way
\$55TH ST, 207-209 W. n. s. 45x102.2 Willia
S Kellings to Jame L Harles, Wessfield,
Marss Jan 4, 191s, attys, Pressinger, N.
C & W. 69 Wall St
S5TH ST, 207-209, Mar 8, 25x102.2 Hills
S Kellings to Jame L Harles, Wessfield,
Mass Jan 4, 191s, attys, Pressinger, N.
C & W. 69 Wall St
wints Th. s. 275 w West End av, 20x
102.2x169, Autonio M Aclego De Bassane to Mathide Q Tarafa, 601 W 168th
crimts 110.500, Mar 20, atty, I. T &
85TH ST, 10.7500, Mar 20, atty, I. T &
85TH GT, 13-15 W. n. s. 50x100.8 Bull

T CO 86TH OT 13-15 W. n s. 50x100.8 Bul-wark Realty Corp to Blanche Hirsch. 544 Park av. and Grace Krepfer. 50 W. 76th et; mtg 190,000, April 8, attys. Wolf & E. 277 Bway.

Baish, 3 years from Oct 1, 1019, \$5,000
20.11 ST, 119 E front str. parior floor
and 3 rooms in rear Sarah A Klefer to
Pesch Scidenberg, 123 E 52th St, 5 yrs
from May 1, 120, atty, Sami Berzin, 74
Eway \$1,200 to
\$3,00
BROADWAY 1455, b Subway Central
Service Co to Alex Selkin, 1018 E 161d
St, and ano, 1 mo after completion of
subway to May 1, 1930, atty, E P Koraus 524 Bway Eidyn \$15,000 to \$17,500
THIRD AV 802 str., 80, Win P Kinckheft
to Isidor Frank, 5 yrs from May 1, 1020
Apr 7, I Frank, 822 Third av. \$2,280
FIETH AV n e 300 h st part str & b
Textle Building, Inc. to Umon Exchange

AT 14 VESEY STREET

Fort Washington Av. Flat Sold

Fort Washington Avenue, 102x108, at the northeast corner of 161st Street, to the Wains Realty Company.

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onas E Remthaler, on the premises; yes from Oct 1, 1920, atty, N.A. Elseless, as from Oct 1, 1920, atty, N.A. Elseless, as Liberty st. \$2,600 ANE ST. 145; all: David Wilson to occidine Pricoman, \$50 W 1818 st. 3 rs. from May 1, 1819, atty, M. Epstein, S. Park Row. \$1,000 if ST. 145-47, n.s. all: Peter Ensett in Weprin & Glaser, Inc. 21 yrs. from cb. 1, 1940, option purchase, attys, denien Erros. 205 Hway, taxes, exc. \$300 if ST. 145-47, attys, taxes, exc. \$300 if ST. 1940, attys, attys, taxes, exc. \$300 if ST. 1940, attys, at

5 5-2 P.C. Ritys Larkin & R. S. Syrs

War St. 114 W. S. S. Sillond

125TH ST. 114 W. S. S. Sox160 II P. M.

March 1: Edw Blank to Hy F Dirlan

31 Union Square Syears, 5/2 pe atty

New York I & M. Co. 500 00:

125TH ST. S. 200 w. Lenox av. 10 lots

each 15x35 II: 10 p. m. migs. 55.50

each 15x35 II: 10 p. m. migs. 55.50

each April 1. Lawmer impt. Co. to

Freik Wusson, Pittsfield, Mass and an

exrs. 5 years, 5/2 per atty. Lawvers I

April 5. Leech Assn. fine to Jas A Carey

25 T. Co. 5500

Atty. Title G. & T. Co. 5500

13 TH St. S. S. 124 II w. Lenox av. 200

93 II: p. m. April 8. Emil Rose to Chris.

5 per atty. Title G. & T. Co. 5500

13 TH ST. 314 W. S. 15x35 II p. m. April

6 Anne Howeli to Feier Darl, III w.

100 in St. 1000 in St. 1000 in St. 1000

14 IST ST. n. s. 142 e Amsterdam av. 153

99 II. April 6 Ida Wersba to Sara.

9 99 II. April 6 Ida Wersba to Sara.

141ST ST n s. 142 c Amsterdam av 1sx studio. H 99.11. April 6 Ida Wersha to Sara C 57 West 45th Mittleman, 10 Ayling av Queens, 3 yare, 57 West 45th 5 p.c., pr mtge \$10,500, atty. Title G & ham, Prop. CONVENT AV. w s. 821 n 148th st. 17x 75, p m, April 8, Mary I. Marks to Eath A Kelly, 367 W 57th st; 3 years, int as bond, atty. Title G & T Co . . . . \$10,000 National ladde of 3,921, with option 10 yets renew, atty E B Heymann, 12 Nassaut 5,950,000 BROOME ST. 489, 24 left; Combined Industries, Inc. to Hy Zuhr, 3458 Bedford av. Livya, 5 yrs from May 1, 1220, attys, Albey L & V 111 Hway ... 455,500 Willies ST. 62 all Paul Vience to Moses Haas, Mount Vernon, and ano; 5 yrs from Feb 1, 1220, atty, H B Davis, 52 Bway Feb 1, 1220, atty, H B Davis, 52 Bway \$5,500

By Joseph & Co

126TH ST, 200 E, s. s, 130 w 2d av, 2-story
timm, 25x99 lit the National Surety Co
vs James J Burke, admr. etc, et al. Edward C o'Thomas, ref. due on judgt,
\$11,520; taxes, etc, \$1,103.02. Sold to
the plaintiff for \$5,000 MADISON AV. 1695, ne cor 112th at 5-story that and sirs 25.5x75; Julius Smolin vs Michael I. Plans et al; John W. Insraham, ref. due on Judgt, \$1.500.0, taxes, etc. \$2.556.50; subject to a prior mig of \$30,000. Sold to David Stecker for \$35,000.

Pease & Elliman sold for B. B. Chace e six-story elevator apartment at 56 C

Hospital Sells Tenement

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AN UNUSUAL NORTH SHORE OPPORTUNITY

REAL ESTATE

A few ideal home sites with water rights in select restricted colony.

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L'Ecluse, Washburn & Co., Long Island Real Estate 1 West 34th St., N. Y.

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BEST VALUE IN N. Y. CITY

4-story American Basement Dwelling Electric Elevator. near Fifth Ave.

31 feet wide North of fist St. Asking \$225,000. FRED'S ZITTEL & SONS.

BOROUGH OF BROOKLYN

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CITY REAL ESTATE

Established 1853

Horace S. Elv&Co. REAL ESTATE

21 Liberty Street

FURNISHED APARTMENTS TO LET FURNISHED SUITES; large studio. Hotel Schuyler, No. 57 West 45th St. G. T. Stock-

Home Buying in Brooklyn

F. Thompson, Republican, of Eric, to47 West 34TH ST. PHONE 5673 GREELEY. E. T. Newman sold the four-story day had the bill killed when it was dwelling, 25x100, at 148 Sixth Avenue, reported out o by the Senate Cities

for A. H. Johnsen.

The Bulkley & Horton Co. sold 105
Clinton Avenue, a dwelling, 20x120, to
Maria J. Bennett.

Samuel Galitzka and J. Lacov resold
to Ida Schoensine the two-family
house with garage, 27x100, on the northwest corner of Avenue I and East
Twelfth Street.

Charles Partridge sold the threestory dwelling, 133 Jefferson Avenue,
for A. McLoughlin and D. Dougherty.

F. C. Sauter Agency sold the four-story
apartment 416 Second Street for Elizabeth Murray to Grace Calrow.

Walter S. Ross and C. C. Gretsinger
sold for Gundrun Petersen the dwelling
Stall Tenth Avenue.

Brokers in Series of Deals

Senator Thompson said the measure
merely takes the place of the Pershing
Square movement and that its chief
to lda Schoensine the two-family
house with garage, 27x100, on the norththe World War heroes, but to prevent
the erection of a new hotel at Park
Avenue and Forty-second Street. He
further declared that New York City
has been offered \$3.000,000 for the propabeth Murray to Grace Calrow.

Walter S. Ross and C. C. Gretsinger
sold for Gundrun Petersen the dwelling
Stall Tenth Avenue.

Brokers in Series of Deals
Scott & Martin sold for Raymond Ru
Scott & Martin sold for Raymond Ru
FOR SALE—AT HACKENSACK. N. J.
to closs estate. 5-rown house, good two
house estate for Elizate shads trees Apply f. P. CLAREN.
DON, 78 Gold st., New York. Phone Tio
Beekman.

BBACHWOOD, N. J., IN-THE-PINES, ON
part of Barnegai Bay, healthful and
col, fine bathing, boating, Bainey, Bungalocal for Gundrun Petersen the dwelling
stall Tenth Avenue.

Brokers in Series of Deals
Scott & Martin sold for Raymond Ru-

bin 1707 University Avenue, a five-story Pease & Elliman sold for G. B. Mar-shall the five-story, twenty-foot build-ing at 703 Lexington Avenue to a buyer who will use it for his business.

apartment house, 52.6x100; for the Emigrant Industrial Savings Bank 283 East 139th Street, a four-story flat-house, 25x100; 113 East 108th Street, a West 88th Street House Sold

E. M. Thomas, of F. R. Wood & Co., sold for Frances Palmer a four-story dwelling, 20x100, at 48 West Eightyeighth Street.

Park Avenue Corner Sale Charles F. Noyes Co. sold for Roosevelt Hospital the tenement at apartment, with three stores, at 1481 apartment, with three stores, at 1481 apartment Gausza for cash.

Batista Gausza for cash.



All the facts you should know about Westchester, Connecticut, New Jersey, Long Island, Brooklyn, Staten Island and Queens have been compiled.

Number of houses now building, range of prices, plots and acreage for sale.

Train service, fare, tax rates, water supply, drainage, roads, schools, churches, clubs, amusements, social activities-all have a bearing on your decision.

The most practical lot of information for homeseekers ever put together. Those every day commonplaces you usually have to find out for yourself at great expense of time, effort and money.

The Editor of our Real Estate Page has put himself in exactly the homeseeker's position. He has nothing to "sell"-and is only interested in giving you facts. These articles will be worth keeping for years.

The third instalment of the Suburban Home Guide will be on the Real Estate Pages of the New York Evening Post Saturday. It will cover the Sound Section of Westchester.

April 17th instalment will cover the suburban section of Connecticut. April 24th instalment, Essex, Morris and Union Counties, New Jersey. Previous instalments described the Hudson and Bronx Valley sections of Westchester.

Back issues available while they last.

BOBOUGH OF QUEENS BOROTCH OF QUEENS

Have 4-5-6 Room **Apartments Uccupancy** June 1st

available to those who are now paying rentals ranging from \$1,200 to \$3,000 and who can, and will, invest such a small amount as \$1,500 to \$2,500 to obtain a permanent apartment in a select community. Your future rent is minimized and stabilized by the

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To wielt Jackson fieroots by most convenient routs take Subway to Grand entral, transfer to Queensboro Subway (Corona Line) to 25th St. Sta.

NEW JERSEY TWO NEW HOUSES AT BOGOTA, N. J.

\$8,650 and \$8,850. The material of these two homes being purchased last fall, the builder has authorized us to offer them at these moderate prices. Just being completed on Pallisade prices, Just being room (arcplace), paneled Dutch dhing from large pantry all eled Dutch dhing from large pantry all gas kitchen with gas water heater Large gas kitchen with gas water heater Larg

Brokers in Series of Deals
Scott & Martin sold for Raymond Ruin 1707 University Avenue, a five store

Sold for the sale would go

ATTRACTIVE NEW SEVEN ROOM house, with all modern improvements glewood, N. J., three minutes from train and trolley. Write or call, J. F. GRIF-FIN, Engle st., Englewood, N. J. Phone Englewood 228.

ENGLEWOOD, Houses for Sale Real Estate H. Weatherby & Co., Englewood, N.J. EAST ORANGE NEW HOMES, We have the house you want.

Connolly & Connolly, Station. Erst Cranss.

Maplewood, A. I.

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Good homes at prices and terms that JOS. V. KEATING, opp. Sta. Tel. 278 M. WESTCHESTER COUNTY

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urbs around New York-tax rates, commutation fares, social activities, school facilities and a number of ter. Last Week the Bronz Valley-

Back issues available while they

Connecticut.

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RICHFIELD PARK, N. J.—8-room partly fust one year old, our plot 502206; with furnished house, all improvements, hardwood floor, porch and window screens, \$3,000.

Apply Room 844, Acolian Hail, N. Y. C.